

Basic Conditions Statement

East Drayton Neighbourhood Plan

2024-2038



*Produced by East Drayton Neighbourhood Planning Group
on behalf of East Drayton Residents*

5 August 2025

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1. Introduction

What is the East Drayton Review Neighbourhood Plan?

- 1.1 The Neighbourhood Plan for East Drayton Parish has been prepared in accordance with the Town and Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future for the Parish and sets out how that vision will be realised through planning and controlling land use and development change.
- 1.2 The Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning (general) Regulations 2012.

What is the Basic Conditions Statement?

- 1.3 This Basic Conditions Statement has been prepared to accompany the East Drayton Neighbourhood Plan (hereafter the EDNP). Paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004, requires that a Neighbourhood Development Plan meets each of the following Basic Conditions¹:
 - I. has regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan,
 - II. contributes to the achievement of sustainable development,
 - III. is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - IV. does not breach and is otherwise compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations,
 - V. does not breach the requirements of chapter 8 part 6 of the Conservation of Habitats and Species Regulations 2017,
 - VI. having regard to all material considerations, it is appropriate that it is made.
- 1.4 This document outlines how the EDNP meets the Basic Conditions.

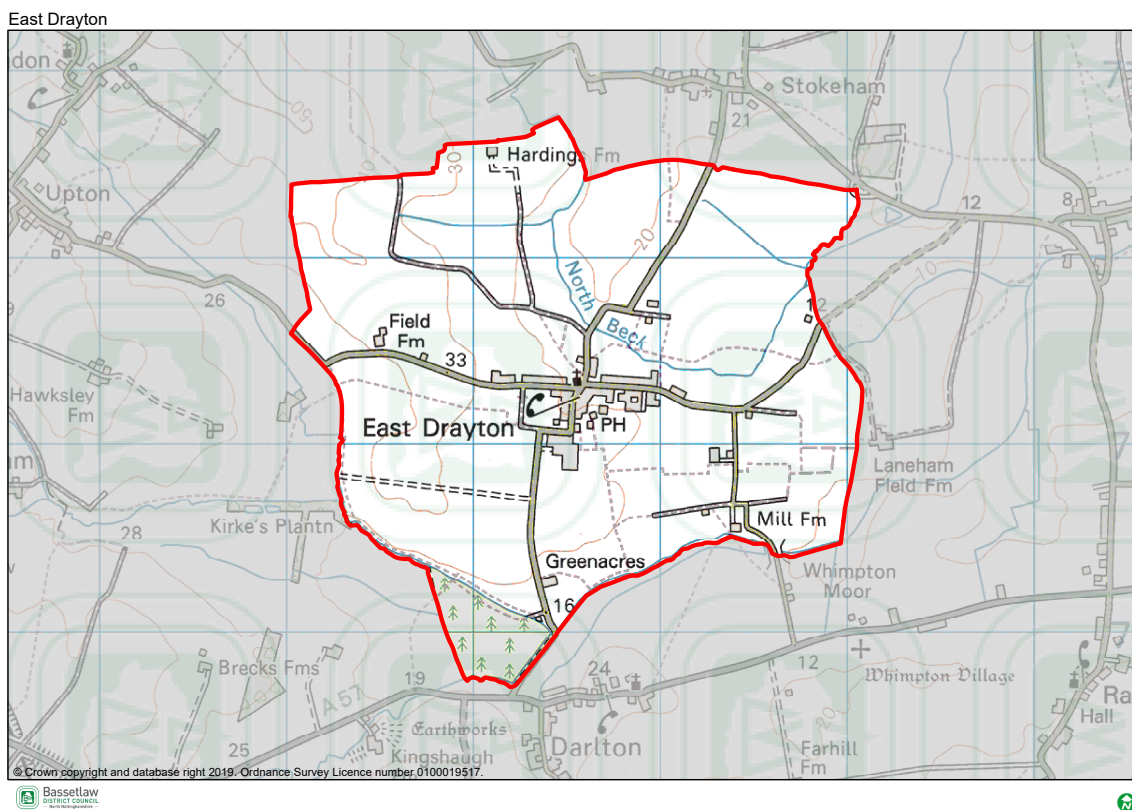
2. Key Statements

- 1.5 The Plan area covers East Drayton Parish and was designated a neighbourhood plan area on 26th September 2019.
- 1.6 The EDNP expresses policies that relate to the development and use of land only within the Neighbourhood Area. East Drayton Parish Council are the qualifying body for the purposes of neighbourhood planning.

¹ See national planning practice guidance Paragraph: 065 Reference ID: 41-065-20140306

- 1.7 The EDNP expresses policies that relate to the development and use of land only within the Neighbourhood Area.
- 1.8 The Neighbourhood Area is shown on the map accompanying the neighbourhood designation application and the designated area is aligned with the Parish boundary.
- 1.9 The EDNP covers the period 2024 to 2038 matching the timeframe of the Bassetlaw Plan.
- 1.10 The Plan proposals do not deal with mineral extraction and waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990 as 'excluded development'.
- 1.11 The EDNP does not relate to more than one neighbourhood area and covers only the Parish of East Drayton as shown in figure 1 below.

Figure 1: East Drayton Parish Neighbourhood Plan Area



- 1.12 There are no other Neighbourhood Plans in place for this area.
- 1.13 The Pre-Submission Draft EDNP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from 2nd May 2025 until the 19th June 2025. Amendments have been made to the document based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

3. Conformity with National and District Policy

- 1.14 The Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF)². Paragraphs 29 to 31 and footnote 17 of the NPPF refers to Neighbourhood Plans requiring them to have regard to the policies in the NPPF.
- 1.15 The NPPF provides a framework within which local communities can produce Neighbourhood Development Plans for their area and sets out how planning should help achieve sustainable development (see paragraphs below relating to achieving sustainable development).
- 1.16 The NPPF also refers to the need for Neighbourhood Plans to be in general conformity with strategic policies in any Development Plan that covers the area, which is the Bassetlaw Plan adopted in May 2024.
- 1.17 Parish area-based studies have been commissioned and are available on the Neighbourhood Plan tab at <https://www.eastdrayton.org/documents>
- East Drayton Design Code AECOM 2023
 - Housing Needs Assessment AECOM 2023
 - Site Options and Assessment 2024
- 1.18 In addition, the NPG have done their own assessment of Local Green Spaces, Key Views and Areas of Landscape Sensitivity. This involved a walkabout and discussion with the AECOM consultants as part of the Design Code work and the same with the planning consultant supporting the group to write the neighbourhood plan. The NPG then met to agree the Local Green Spaces, Key Views and Areas of Landscape Sensitivity based on criteria provided by the planning consultant.
- 1.19 Table 1 sets out how the EDNP is in general conformity National Policy.

² All references are to the NPPF 2024

Table 1: Assessment of how each policy in the EDNP conforms to the NPPF.

NP Policy No.	Policy Title	NPPF (para.)	Ref	Commentary
1	Sustainable Development, Infill and the Development Boundary	7,8, 129		<p>The NPPF enshrines sustainable development at the heart of planning. Policy 1 defines what sustainable development is in the context of the Parish and establishes a Development Boundary for East Drayton. This has been prepared in close liaison with BDC. This provides certainty in respect of the suitable locations for development, the need to protect valued open spaces, the areas of nature conservation and open countryside in accordance with the NPPF. The NPPF para 129 notes that planning policies should take into account <i>‘the desirability of maintaining an area’s prevailing character and setting (including residential gardens)’</i>. Policy 1 is based on local analysis to provide a policy framework to ensure all development on allocated sites and infill is sensitive to the local character.</p>
2	Protecting the Landscape Character	135, 187		<p>The landscape character of the Parish is highly valued by the local community. The NPPF at para 135a requires planning policies to ensure that developments will <i>‘function well and add to the overall quality of the area not just in the short term but over the life time of the development’</i>.</p> <p>The NPPF at para 187 requires planning policies to <i>‘contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes’</i>. The EDNP has focused on defining the quality and location of Areas of Landscape Sensitivity to ensure this is taken into account in decision making.</p> <p>Policy 2 defines the overall approach to protecting landscape character and provides a framework to show how any infill development should be designed to minimise the impact on the landscape. Policy 2 is based on an understanding and evaluation of the</p>

NP Policy No.	Policy Title	NPPF (para.)	Ref	Commentary
				defining characteristics of the Plan Area undertaken for the Neighbourhood Plan. The East Drayton Design Guidance and Codes combines an assessment of the surrounding built environment and landscape setting (in accordance with NPPF para 135c). The identification of the areas of landscape sensitivity, the key views and local green spaces, contributes to this analysis, providing local input in establishing where the landscape is locally valuable.
3	Protecting and enhancing biodiversity	136, 256, 192		<p>Para 192 of the NPPF states that plans are required to <i>‘map and safeguard components of local wildlife rich habitats’</i></p> <p>Policy 3 is based on a wealth of local data about the variety of species in the Parish.</p> <p>The NPPF at para 125 states that planning policies should <i>‘achieve net environmental gains such as developments that would enable new habitat creation....’</i>. Policy 3 provides a clear policy framework to show how the impact on biodiversity of development will be assessed, how the uplift will be measured and how it can be mitigated.</p> <p>The NPPF para 136 states that <i>‘Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure new streets are tree lined and..... existing trees are retained wherever possible.’</i></p> <p>Policy 3 emphasises the importance of the trees and other planting in the Parish and development proposals to protect the existing trees where possible and to include additional planting in landscape schemes.</p>
4	Designation of Local Green Spaces	106,107		The NPPF encourages communities to identify, for special protection, green areas of particular importance. Policy 4 identifies 6

NP Policy No.	Policy Title	NPPF Ref (para.)	Commentary
			areas of tranquillity and/or community value that will be protected from development.
5	Reducing the Risk of Flooding	162, 182	<p>Para 162 of the NPPF requires plans to '<i>Take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk</i>'.</p> <p>Flooding incidents are increasing in the Parish and policy 10 reflects the local concern about flood risk and provides a policy framework to set out clearly how it should be taken into account. The importance of SuDs, designed to provide an opportunity to achieve net biodiversity gains and multi benefits is supported in Policy 10 in accordance with best practice.</p>
6	Achieving Well Designed Places	131, 132, 134	<p>The NPPF sees good design as a key aspect of sustainable development (para 131) and para 132 notes that design policies should be developed with local communities.</p> <p>Para 134 supports the production of Design Guides for neighbourhood areas and Policy 6 is underpinned by the East Drayton Design Guidance and Codes.</p> <p>In accordance with NPPF para 131 Policy 6 is clear about the design expectations and how these will be tested.</p> <p>Policy 6 is based on the robust local evidence, has involved the community in its preparation and sets out a framework for developers.</p>
7	Housing Mix	62,63	<p>Para 62 supports the use of local housing needs assessments to inform policy. The EDNP is supported by a specific HNA. Policy 7 supports development that meets local housing need in accordance with District and local analysis from the HNA and a housing size mix is identified. The use of up-to-date</p>

NP Policy No.	Policy Title	NPPF (para.)	Ref	Commentary
				<p>evidence is in accordance with the NPPF. This creates a policy framework that identifies different house sizes and types and encourages a range of development to meet this need - (see NPPF para 63).</p> <p>NPPF para 64 states that where a need is identified (including for affordable housing) this should be reflected in planning policy <i>‘where a need for affordable housing is identified, planning policies should specify the type of affordable housing required’</i>.</p> <p>Policy 7 is a response to the HNA findings.</p>
8	Protecting and Enhancing Heritage Assets	202,203		<p>The NPPF places great importance on the protection and enhancement of heritage assets and that <i>‘these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance’</i> (Para 202).</p> <p>The EDNP identifies the designated monuments, listed buildings and non-designated heritage assets in the Parish.</p> <p>Policy 8 sets out <i>‘a positive strategy for the conservation and enjoyment of the historic environment’</i> in accordance with NPPF para 203.</p>
9	Supporting the Local Economy	88		<p>The NPPF supports the growth and expansion of all types of businesses in rural areas to enable diversification and to enable access to local services. Policy 9 supports the expansion of existing businesses in the Parish where this does not harm the wider landscape and it supports the location of new businesses in the Parish where it is in accordance with District policies.</p>

NP Policy No.	Policy Title	NPPF (para.)	Ref	Commentary
10	Protecting Facilities for the Community	88		<p>The NPPF states that planning policies should <i>'plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship).</i></p> <p>The Parish has limited facilities and Policy 10 supports the need to protect and improve these community facilities.</p>
11	Renewable Energy, Energy Efficiency and Reducing Carbon Usage	161, 164		<p>The NPPF para 161 sees the planning system as crucial in supporting the transition to a low carbon future to <i>'shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience'</i>. New development should be planned in ways that <i>'can help to reduce greenhouse gas emissions, such as through its location, orientation and design'</i> (para 164). NPPF para 155 notes that <i>'Plans should provide a positive strategy for energy from [renewable] sources.... While ensuring that adverse impacts are addressed satisfactorily including cumulative landscape and visual impacts'</i>.</p> <p>Policy 11 is proactive and encourages the development of low carbon homes and the use of renewable energy reflect statements of government policy. It also provides specific local criteria (e.g. reflecting the issue of water scarcity) to ensure that there is a proper balanced assessment so that the local environment is not harmed in the aim to achieve lower carbon emissions.</p>

4. Contribution to the Achievement of Sustainable Development

- 1.31 The NPPF has a presumption in favour of sustainable development. The NPPF defines sustainable development as having three overarching objectives *'which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across*

each of the different objectives)'.³ The EDNP recognises that this is a balancing act and the objectives of the Plan comprise a balance of social, economic and environmental objectives.

- 1.32 The **economic** goals relate to the emphasis on supporting sustainable economic development. The EDNP supports the existing businesses in the Parish and encourages their expansion. New businesses are also encouraged so long as they are located in accordance with District policies. The EDNP also recognises the importance of broadband and mobile connectivity (which is poor in places) to enabling residents to work from home and/or run businesses from home if they wish to do so. The EDNP recognises the contribution these home-based businesses make, providing local employment and services to the community.

See Policies 1, 9

- 1.33 The **social** goals are to maintain a thriving community, recognising that the community and its needs change over time. Community facilities are vital to provide social space and these are protected. The EDNP recognises the value the community place on the quality of outdoor recreation as well. The EDNP identifies some outdoor areas of community value as Local Green Spaces (LGS). These Local Green Spaces have a social value (for leisure and recreation) as well as for their tranquillity and environmental value.

- 1.34 The EDNP has included detailed analysis of the existing design of the area and the NPG has been actively involved in considering the policy framework for new development. This should ensure that any infill development is in keeping with the local character. The Housing Needs Assessment commissioned for the EDNP provides local analysis and is used to support policies to ensure that house types meet local needs.

- 1.35 The EDNP has been prepared on the basis that local people can inform planning policy in their neighbourhood at the pre-application engagement stage (see Key Principle). By enabling people to become more actively involved in the decision-making process the Neighbourhood Plan has assisted in building social capacity.

See key principle and policies 1, 4, 6, 7, 10

- 1.36 The **environmental** goals are to protect the natural and built environment. The EDNP policies ensure that proposals protect and where possible enhance valued landscapes and the heritage of the Parish. The EDNP provides locally specific policies based on the East Drayton Design Code and local landscape analysis to provide clarity to developers on what constitutes sustainable development. The identification of Areas of Landscape Sensitivity, Local Green Spaces and Key Views based on landscape analysis is an important part of this process to provide clarity to decision makers and developers about the sensitivity of these spaces within and adjoining the Development Boundary.

- 1.37 The heritage of the parish is significant, and the Design Code identifies the best practice in the village that has meant that infill development that has taken place in the last 10 years has reinforced this character. Policy 6 and 8 work together to ensure future development continues to positively enhance the village.

³ NPPF para 8

1.38 The additional local data on the flora and fauna in the Parish means there is a very clear understanding of the biodiversity of the Parish and the actions required to protect and improve this.

1.39 The EDNP also sends a clear signal that the community supports low carbon development in design and construction and in the location of renewable energy technology.

See policies 1,2,3,4,8,10,11

1.40 A sustainability matrix of the policies in the EDNP has been produced to assess the policies against sustainability criteria - see Appendix A. The Sustainability Matrix concluded that the EDNP policies would mostly have a positive benefit and occasionally a neutral impact.

1.41 There is no legal requirement for neighbourhood plans to have a Sustainability Appraisal. The SEA Screening process identified that one was not required. It is considered that this Sustainability Matrix is adequate in showing how the Neighbourhood Plan policies will deliver sustainable development.

5. Compatibility with EU Obligations post Brexit

1.42 The European Withdrawal Act 2018 (EUWA) provides a new constitutional framework for the continuity of retained EU law in the UK, replacing the EU treaties that had until that point applied in the UK. Section 7 of the EUWA 2018 states that *'Anything which was immediately before exit day, primary legislation of a particular kind, subordinate legislation of a particular kind or another enactment of a particular kind and continues to be domestic law on and after exit day continues to be domestic law as an enactment of the same kind'*⁴.

1.43 The references below are to EU directives and regulations because *'there is no official record of which EU treaty rights were incorporated into UK law'*⁵ but the EUWA accepts that the same environmental standards remain.

1.44 *'The EU (Withdrawal) Bill incorporates the existing body of EU environmental law into UK law, making sure the same protections have effect in the UK and laws still function effectively after the UK leaves the EU'*⁶.

1.45 On the basis of the foregoing the EDNP has been assessed in accordance with extant EU regulation that has been incorporated into UK law.

Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) Screening

1.46 The environmental assessment of plans with a significant environmental impact is a requirement of the EC Directive on the assessment of plans and programmes on the environment (Directive 2001/42/EC), known as the Strategic Environmental Assessment (SEA) Directive.

⁴ See <https://www.legislation.gov.uk/ukpga/2018/16/section/7>

⁵ See <https://www.pinsentmasons.com/out-law/guides/retained-eu-law-uk-after-brexit>

⁶ EU Withdrawal Bill Fact sheet 8 Environmental Principles. EU Withdrawal Bill came into force in January 2020

- 1.47 A Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects on protected European Sites as a result of the Plan's implementation⁷.
- 1.48 A Strategic Environmental Assessment (SEA) Screening Report was undertaken on behalf of the NPG in July/August 2025 to determine whether or not the EDNP (Submission Draft) required a SEA and HRA. In accordance with regulations Natural England, the Environment Agency and Historic England were consulted. The Screening Report concluded that neither a full SEA nor a HRA are necessary. The Screening Report is available on BDCs web site⁸.

Other EU obligations

- 1.49 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the **European Convention on Human Rights**. Whilst an Equality Impact Assessment Report has not been specifically prepared, great care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.
- 1.50 The main issues for planning are the right to family life and in preventing discrimination. The EDNP makes positive contributions, such as protecting the heritage and landscape of the Plan area, protecting the countryside, supporting the improvement of walking and cycling routes and promoting housing to meet local needs and protecting community facilities. The population profile has revealed that there are not significant numbers of people who do not speak English (as a first language) and it has not been necessary to produce consultation material in other languages.
- 1.51 The EDNP has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement.⁹ There was consultation and engagement early on in the process and businesses and residents were encouraged to participate throughout. The draft EDNP has been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012; responses have been recorded and changes have been made as per the schedule set out in the Consultation Statement. The Consultation Statement has been prepared by the Neighbourhood Plan Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

6. General Conformity with Strategic Local Policy

- 1.52 To meet the Basic Conditions, the Neighbourhood Plan is required to demonstrate general conformity with the strategic policies in the adopted Local Plan, here the Bassetlaw Plan. Bassetlaw Plan strategic policies provide detailed guidance on where new development can take place and sets out the factors that will be considered by BDC when considering all proposals for development.

⁷ Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

⁸ See SEA/HRA screening document at <https://www.bassetlaw.gov.uk/planning-and-building-control/planning-policy/neighbourhood-plans/all-neighbourhood-plans/east-drayton-neighbourhood-plan/>

⁹ See Consultation Statement on the submission tab at <https://www.eastdrayton.org/NeiPlan>

1.53 The EDNP has been developed to be in general conformity with these strategic policies. Table 2 provides a summary of how each of the EDNP policies are in general conformity with BDCs strategic policies.

Table 2: Assessment of how the policies in the EDNP are in general conformity with the Strategic Policies in the Bassetlaw Plan

Bassetlaw Plan	East Drayton Review Neighbourhood Plan
ST1 Bassetlaw's Spatial Strategy and ST2 Residential Growth in Rural Bassetlaw	The EDNP reflects the scale of growth for East Drayton as defined in the Bassetlaw Plan as a Small Rural Settlement. The EDNP includes a Development Boundary which has been drawn based on criteria used by BDC in defining development boundaries elsewhere. Policy 1 establishes the scale of growth over the plan period in accordance with ST1 and ST2.
ST8 Rural Economic Growth and Economic Growth outside Employment Areas	Policy ST8 supports new employment development that needs to be in the rural area as a result of operational and locational requirements, including the extension and intensification of existing employment sites, provided that the scale of the proposal is appropriate to the location, and the character of the countryside. The EDNP recognises that maximising the economic potential of the area will be crucial for the sustainability of the Plan Area in the future. The EDNP supports the continuation and expansion of local businesses as well as ensuring broadband technology is as good as it can be to assist running businesses from within the Parish (see Policy 9).
ST28 Housing Mix	The EDNP Policy 7 supports housing development that meets an up to date assessment of local need based on an understanding of existing housing stock and demographic projections. This approach is in conformity with ST8.
ST33 Design Quality	The EDNP is supported by the East Drayton Design Code which provides local detail - an approach supported at para 8.1.11. ST33 provides an overarching comprehensive policy for the District covering local character and settlement form, architectural quality and materials, landscaping, the environment, private amenity space and accessibility. Policy 6 provides the locally specific detail and translates ST33 into a Parish specific policy as stated in ST33. <i>'The Council [BDC] encourages communities preparing neighbourhood plans to consider what the positive features are in their local area and identify them as part of a made Plan and/or design code. Where these local features have been identified as part of a</i>

	<i>made neighbourhood plan, proposals should demonstrate that they have been incorporated into the design.'</i>
ST35 Landscape Character and ST36 Green Gaps	<p>Para 8.3.7 notes that national policy provides strong support towards protecting valued landscapes. The landscape around East Drayton is "valued" and the EDNP identifies areas of nature conservation, key views and areas of landscape sensitivity to provide a robust evidence base to justify the policy approach taken.</p> <p>The EDNP Policy 2 takes a similar approach to ST35 but with the key views and area of landscape sensitivity analysis it provides an understanding of the landscape sensitivity at the Parish level.</p> <p>The green gap definition at para 8.4.6 is '<i>Green Gaps are intended to enable high quality development to continue to be proposed in appropriate locations in and adjoining these settlements, but to identify and protect the development of land which is integral to the character and identity of that settlement.</i>' This is the same approach taken to identifying areas of landscape sensitivity. Policy 2 takes the same principles as ST35 but applies it to the Plan Area. (Note that the Local Plan does not identify green gaps around East Drayton).</p>
ST37 Green and Blue Infrastructure, ST38 Biodiversity and Geodiversity. ST 39 Trees, Woodlands and Hedgerows	The EDNP reflects the feedback from the community consultation about the high value people place on living in the Parish due to their access to a high-quality natural environment. The EDNP is in conformity with ST37-ST39 as policies 2, 3, 4 and 5 seek to minimise the harm to the natural environment caused by the location of development and require development to enhance biodiversity. Tree planting as part of enhancing biodiversity is especially supported.
ST40 The Historic Environment and ST41 Designated and Non Designated Heritage Assets	The heritage of the parish is highly valued by local people and the EDNP Policy 8 places the same weight on historic conservation, identifying the heritage assets across the Parish in maps and supporting their conservation.
ST43 Protection and Enhancement of Community Facilities	In accordance with the requirements of ST43, Policy 10 of the EDNP identifies and protects the limited highly valued and well used community facilities in the parish.

ST48 Reducing Carbon Emissions, Climate Change Mitigation and Adaption, ST49 Renewable Energy	The EDNP Policy 11 supports development that is energy efficient in design and construction and minimises the use of water. Policy 11 also provides criteria for the location of renewable energy. The provision of renewable energy is supported subject to locally relevant criteria.
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7. Conclusion

- 1.54 It is the view of East Drayton Parish Council that the foregoing has shown that the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are considered to be met by the EDNP and all the policies therein.
- 1.55 The EDNP has appropriate regard to the NPPF, will contribute to the achievement of sustainable development and is in conformity with the
- strategic policies contained in BDCs adopted Bassetlaw Plan
 - meets relevant EU obligations that have been transferred into UK Law.
- 1.56 On that basis, it is respectfully suggested to the Examiner that the EDNP complies with Paragraph 8(2) of Schedule 4B of the Act.

8. Appendix A Sustainability Matrix

Policy	Environmental Impact	Economic Impact	Social Impact
Policy 1 Sustainable Development, Infill and the Development Boundary	Positive Impact Minimises the impact of development on the environment by requiring development to be sustainable and defining what that means for East Drayton. Defines the extent of the Development Boundary.	Positive Impact Sets out clear guidelines for the location of new development. Ensures that the impact of new development avoids harm to the local character of the Parish as a place to live. Protecting the quality of the place will ensure the Parish remains a desirable and economically attractive place to live/work.	Positive Impact Sets out clear guidelines for sustainable development to provide clarity to residents that the attributes that make the Parish special will be protected and that the scale of growth is in accordance with what the community supports.
Policy 2 Protecting the Landscape Character	Positive Impact Requires development to protect the local landscape, provides a detailed understanding of this landscape and why it is important (the sense of openness around the Parish and the contribution made by the areas of landscape sensitivity and key views are highlighted.)	Positive Impact The rurality of the Parish is an attribute that attracts people to live in the Parish.	Positive impact The quality of the landscape around the Parish is a valuable attribute. This policy provides assurance that the quality and quantity of the landscape within and around the Parish will remain largely unchanged for the duration of the Plan period.
Policy 3 Protecting and Enhancing Biodiversity	Positive impact Highlights the specific biodiversity quality of the Parish and requires development to make a net contribution to biodiversity. Identifying areas of nature conservation and specific actions that would enhance biodiversity in the Plan Area. Requires development to retain	Positive impact The quality of the natural environment is an asset that attracts people to living in East Drayton.	Positive impact The biodiversity of the Plan area is a valuable attribute; residents enjoy the quality and accessibility of nature. This policy provides assurance that the biodiversity of the Parish will be protected and encourages their enhancement for the duration of the Plan period.

Policy	Environmental Impact	Economic Impact	Social Impact
	existing trees and have a landscape plan that enhances the greenery along boundaries and within development sites.		
Policy 4 Designation of Local Green Spaces	Positive impact The designation of Local Green Spaces highlights the value of these spaces to local people and affords them additional protection from development.	Neutral Impact	Positive impact These Local Green Spaces have been put forward by local people and are very important to them; their designation provides assurance that they will be protected from development for the duration of the Plan period. The focus on them may enable improved maintenance of them to enhance their form and function.
Policy 5 Reducing the Risk of Flooding	Positive Impact Recognises the flood risk issues in the parish	Positive Impact Minimising the impact of flooding on a community is a cost saving to residents and businesses.	Positive Impact Flooding causes significant anxiety – reducing its impact is a significant benefit to a community.
Policy 6 Achieving Well Designed Places	Positive Impact Minimises the impact of development on the environment by setting out design guidelines that ensure development will blend with the existing built form and landscape. Ensures that development will reinforce existing character.	Positive Impact Ensures a high-quality design that will have community support and that will increase the attractiveness of the area as somewhere to live.	Positive Impact Ensures that new development integrates with the existing, creating high-quality buildings. Provides existing and future residents with confidence that future development will be of the highest design quality.
Policy 7 Housing Mix	Neutral impact	Positive Impact The market houses should meet local need (for smaller homes) and be a valuable addition to the existing housing stock.	Positive impact Seeks to provide new houses that will meet local need of local residents over their lifetime.

Policy	Environmental Impact	Economic Impact	Social Impact
Policy 8 Protecting and Enhancing Heritage Assets	Positive Impact Protecting the historic environment is an important tenet of sustainable development. Policy 8 provides a policy framework to protect heritage assets in accordance with NPPF guidelines.	Positive Impact Protecting the historic environment maintains the quality of the Parish—ensuring the Plan Area remains an attractive, economically vibrant place to live and work.	Positive Impact The community value the historic character of the Parish. Policy 8 is locally specific and reinforces this requirement to protect these assets.
Policy 9 Supporting the Local Economy	Neutral Impact Encourages job creation locally and the ability to work from home which reduces car usage which in turn will improve air quality and reduce environmental damage.	Positive Impact Policy 9 supports the growth of local businesses through the intensification of uses on the existing industrial estate and/or the conversion of buildings and some new builds (for tourism, agriculture etc). The policy also recognises the importance of digital connectivity and encourages proposals for better broadband infrastructure.	Positive Impact A flourishing local economy provides job opportunities and investment in the Parish. Local employment reduces commuting, giving people more time for other activities.
Policy 10 Protecting and Enhancing Facilities for the Community Facilities	Neutral Impact	Positive Impact A good range of community provision creates a more vibrant neighbourhood where people want to live.	Positive Impact Access to a range of indoor and outdoor community facilities is vital to foster a sense of community cohesion and well-being in the Parish.
Policy 11 Renewable Energy, Energy Efficiency and Reducing Carbon Usage	Positive Impact Low carbon development and the use of renewable energy will reduce the use of fossil fuels which will improve air quality and mitigate the other impacts of climate change.	Positive Impact In the long-term addressing climate change is an economic necessity.	Positive Impact The community want a lower carbon neighbourhood and support the move to renewable energy, in the long term this will enhance the quality of life.